

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board meeting held on August 18, 2016**

Conference Room 1C, 1st Floor

Time: 10:15 a.m.

Location: 1000 Washington St., Boston, MA

Members Present:

Michael Giannelli, *Certified Residential Appraiser Member, Board Chairperson*

Thomas Kokoliadis, *Banking Member, Board Vice-Chairperson*

David Paez, *Licensed Real Estate Broker Member*

William McLaughlin, *Certified General Member*

Michael Kramer, *Public Member*

Brian White, *Public Member*

Members Not Present:

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Administrative Staff Present:

Ann-Margarette Barry, *Executive Director*

Charles Kilb, *Board Counsel*

Public Present:

Allan Cohen of the MBREA

Steve Sousa, Executive Vice President of MBREA

Michael Giannelli, Board Chairperson opened the meeting at 10:15 a.m.

Evacuation Procedures: Ann Barry reviewed the evacuation procedures.

Public Hearing on Regulations – Executive Order 562 – The Board held a public hearing on the proposed regulatory amendments to 264 CMR 1.00 to 7.00, 9.00, 11.00, and 12.00. The Board heard from the following individuals:

Allan Cohen of the MBREA: Mr. Cohen stated that he supported the proposed regulatory amendments.

Steve Sousa, Executive Vice President of MBREA: Mr. Sousa submitted written comments as to the requirement that the Supervisor Appraisers must be licensed in Massachusetts and the requirement of 75% experience credit. Otherwise, Mr. Sousa supported the proposed regulatory amendments.

The Board discussed the proposed regulatory amendments and the comments of Mr. Sousa. The Board voted to approve the regulatory amendments and voted to maintain the requirement that a Supervisory Appraiser must be licensed in Massachusetts. The Board tabled for further discussion the 75% experience credit. Motion was made by Michael Giannelli. The motion was seconded by Brian White and unanimously adopted by the Board.

Vote on Minutes of May 26, 2016 – Motion was made by Michael Giannelli to approve the minutes. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

Schedule Next Board Meeting Date – Subcommittee Meeting Date: September 15, 2016 and Full Board Meeting Date: October 20, 2016

A motion was made by Michael Giannelli to enter into Investigative Conference - Closed Session under MGL ch. 112, Section 65C, seconded by Thomas Kokoliadis and unanimously agreed to by the Board.

Investigative Conference – Prosecutor James Read – Closed Session under MGL ch. 112, section 65C: Slater Anderson (RA-15-019): The Board provided the prosecutor with guidance.

A motion was made by Michael Giannelli to enter into Open Session, seconded by Thomas Kokoliadis and unanimously agreed to by the Board.

Noelle DeBye (Applicant) and Lisa Annunziata (Supervisor) – Application for State-Certified Residential Appraiser License: Noelle DeBye (Applicant) and Lisa Annunziata (Supervisor) appeared before the Board to discuss the Applicant's appraisal experience, experience log and the Supervisor's supervision of the Applicant. The parties acknowledge some errors in the experience log and will revise for the Board. The matter was tabled until the Applicant remits a revised experience log.

A motion was made by Brian White to enter into Investigative Conference - Closed Session under MGL ch. 112, Section 65C, seconded by William McLaughlin and unanimously agreed to by the Board.

Thomas Kokoliadis recused and left room during discussion of Richard Walsh (RA-14-068).

Investigative Conference – Closed Session under MGL ch. 112, Section 65C Richard Walsh (RA-14-068): Request to reconsider default revocation: The Board reviewed and provided the Board's attorney with guidance to draft an Agreement with the Licensee.

Final Decision and Order – Quasi-Judicial: Closed Session under MGL ch. 30A, Section 18
a. Charles Dole (RA-14-026) – Final Decision and Order - A motion was made by Michael Giannelli to impose a Probation of six (6) months, 15-hour USPAP course and \$1000 fine, seconded by Thomas Kokoliadis and unanimously agreed to by the Board.

Complaints and Investigative Conference per M.G.L. c.112, s. 65C:

A motion was made by Michael Giannelli to enter into Investigative Conference - Closed Session under MGL ch. 112, Section 65C, seconded by Brian White and unanimously agreed to by the Board.

Docket	Complainant	Licensee	Subcommittee Review
2016-000017-IT-ENF	Consumer	Moynihan	Referred to Office of Prosecution
2016-000038-IT-ENF	Consumer	Ward	Referred to Office of Prosecution

Docket	Complainant	Licensee	Board Review
2016-000049-IT-ENF	Consumer	Hanley	Referred to Office of Prosecution
2016-000171-IT-ENF	Consumer	Holyoak	Referred to Office of Prosecution
2016-000376-IT-ENF	Board	Sipitkowski	Dismiss
2016-000379-IT-ENF	Board	George	Referred to Office of Prosecution
2016-000380-IT-ENF	Board	Cramer	Referred to Office of Prosecution

A motion was made by Michael Giannelli to enter Open Session, seconded by Brian White and unanimously agreed to by the Board.

License Application Report:

A motion was made by William McLaughlin to adopt the License Application Report as amended. The motion was seconded by David Paez and unanimously adopted by the Board.

First Name	Last Name	TC	Last action taken	Recommendations
Robert	Tripodi		3 Reports Received.	Tabled
Noelle	DeBye		3 Reports Received.	Tabled
Linda	Burroughs		3 Reports Received.	Approved
Brenda	Dessert		3 Reports Received.	Approved

Education Report:

A motion was made by William McLaughlin to adopt the Education Report as amended. The motion was seconded by David Paez and unanimously adopted by the Board.

Courses For Agenda

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
American Society of Appraisers	2016 International Appraisers Conference	12	Seminar	E	Approved.
Appraisal Institute	Case Studies in Appraising Green Residential Buildings	7	CE	R	Approved.
Appraisal Institute	Online FHA Appraising Principals and Procedures	7	CE	R	Approved.
MBREA	Breakfast with the Experts: Is Commercial Real Estate Due for Readjustment?	4	CE	NR	Approved.
MBREA	What Lenders Want: Minimize Callbacks by Identifying and Meeting Client Expectations	3	CE	R	Approved.
MBREA	Basic Construction Refresher	7	CE	R	Approved.
MA/RI Chapter of the Appraisal Institute	Reviews, Revisions, and Revisiting our Responses as Appraisers	2	CE	R/NR	Approved.

OnCourse Real Estate Inc	Residential Report Writing and Case Studies	14	CE	E	Approved.
MA/RI Chapter of the Appraisal Institute	Drone Technology and Its Impact on the Appraisal Technology	4	CE	R/NR	Approved.
The Columbia Institute	2016 Appraisal Summit and Expo No. 216 – Day 1	7	CE	R	Approved.
The Columbia Institute	2016 Appraisal Summit and Expo No. 216 – Day 2	7	CE	R	Approved.
McKissock, LP	A Review of Disciplinary Cases: How to Avoid a Visit with the Licensing Board	3	CE	R	Approved.
McKissock, LP	Introduction to Expert Witness Testimony for Appraisers: To Do or Not to Do	4	CE	R	Approved.
McKissock, LP	Workfile Documentation for Appraisers	4	CE	R	Approved.
MBREA	Investment Analysis for Income Properties	7	CE	NR	Approved.
McKissock, LP	Divorce and Estate Appraisals: Elements of Non-Lender Work	4	CE	R	Approved.
McKissock, LP	Fannie Mae Appraisal Guidelines: Debunking the Myth	4	CE	R	Approved.

New Items:

(a) Office of Investigations Update: None

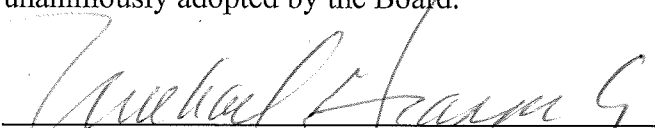
(b) Executive Director's Report to the Board: None

(c) Board Counsel's Report to the Board: None

List of Documents:

1. Agenda dated August 18, 2016
2. Minutes dated May 26, 2016
3. Proposed regulatory amendments to 264 CMR 1.00 to 7.00, 9.00, 11.00, and 12.00

Michael Giannelli made a motion to adjourn meeting at 12:30pm, seconded by Brian White and unanimously adopted by the Board.


Michael Giannelli, Board Chairperson
Board of Registration of Real Estate Appraisers